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20 Leamington Road, Little Sutton, CH66 4AE

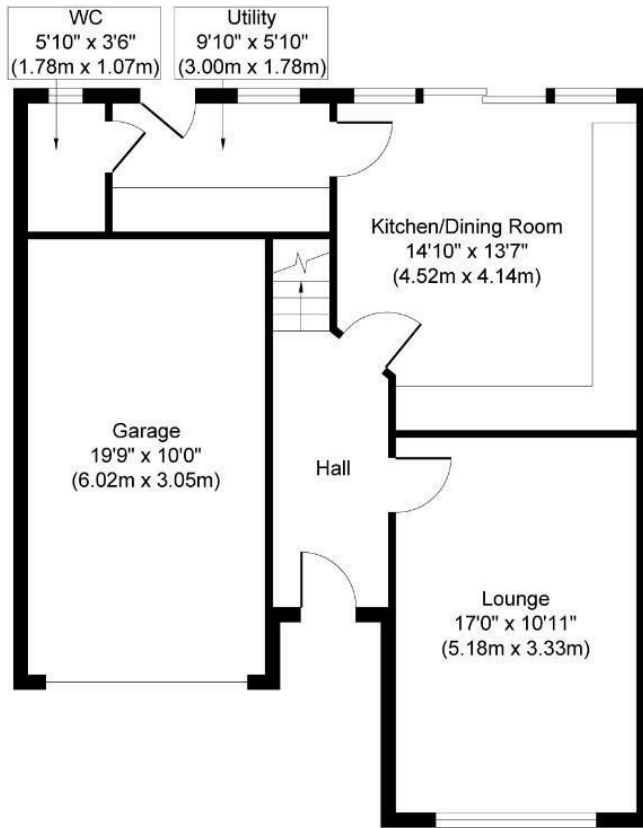
20 Leamington Road, Little Sutton, CH66 4AE

Asking Price £405,000

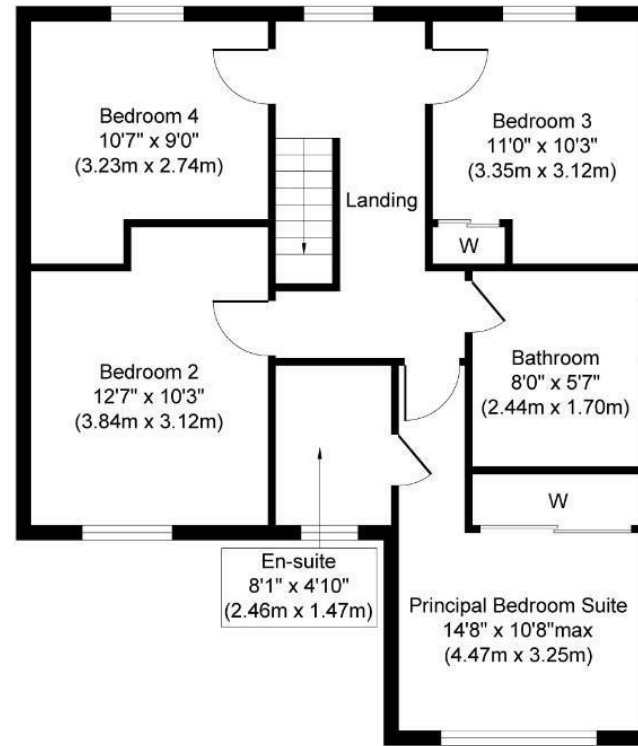
This design is known as the Marlow and forms part of the Heritage Collection. This four-bedroom, detached home offers spacious rooms with an impressive kitchen area that allows for a central dining table, generous principle bedroom suite with ensuite and ingenious wardrobe storage recesses.

This development is quickly establishing itself as one of the more desirable residential developments in the area. The developers have given consideration to the importance of space and open areas with central greens, designated walking routes and wide tree lined main avenues.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465  
littlesutton@hunters.com | www.hunters.com



**Ground Floor**  
**Approximate Floor Area**  
**765 sq. ft**  
**(71.07 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**732 sq. ft**  
**(68.00 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### Entrance Hall

Laminate flooring, central heating radiator.

### Lounge

17'0" x 10'11"

Electric fire with surround, double glazed window to front elevation, central heating radiator.

### Kitchen/Dining Room

14'10" x 13'7"

An impressive and extensively fitted kitchen with wall and base units finished in a cream colourway. Integrated double oven, four burner gas hob with extractor above, stainless steel sink unit with mixer tap, integrated fridge freezer and dishwasher. Double sliding patio doors, central heating radiator. Door to:-

### Utility Room

9'10" x 5'10"

Fitted with wall and base units to match those of the kitchen, stainless steel sink unit, plumbing for automatic washing machine, space for tumble dryer, large store cupboard, double glazed window to rear elevation, access door to rear garden. Further door to:-

### WC

5'10" x 3'6"

Low-level WC, wash hand basin, double glazed window with venetian blind to rear elevation, central heating radiator.

### First Floor

Double glazed window with venetian blind to rear elevation.

### Principle Bedroom Suite

14'8" x 10'8" max

Fitted wardrobes in a dark oak style finish, double glazed window to front elevation, central heating radiator.

### Ensuite

8'1" x 4'10"

Generous walk-in shower cubicle, wash hand basin, low-level WC, laminate flooring, ladder towel rail, tiled splashback areas, double glazed window with blind to front elevation.

### Bedroom Two

12'7" x 10'3"

Wardrobe recess, double glazed window to front elevation, central heating radiator.

### Bedroom Three

11'0" x 10'3"

Wardrobe recess with wardrobe, double glazed window to rear elevation, central heating radiator.

### Bedroom Four

10'7" x 9'0"

Wardrobe recess, double glazed window to rear elevation, central heating radiator.

### Family Bathroom


8'0" x 5'7"

An attractively finished family bathroom incorporating a three-piece suite in white comprising; panel bath with Myra shower and shower screen, low-level WC, wash hand basin, ladder towel rail. Double glazed window to side elevation.

### Outside

To the front of the property there is a lawned area and parking for two vehicles. The driveway leads to the integral single garage.

The rear garden has been landscaped with oversized porcelain style slabbed patio leading to the lawn area.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







